

Key: 7753

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.981

LEGAL

CURRENT OWNER						PARCEL ID				LOCATION			
MANCINELLI MARTIN E & MANCINELLI ELIZABETH B 7 POND VIEW DRIVE PROSPECT, CT 06712						95-26-0				157 JONATHANS WAY			
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
						MANCINELLI MARTIN E &				01/03/1992	QS	112,450	7822-020

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		02/20/2013	SF	100	100

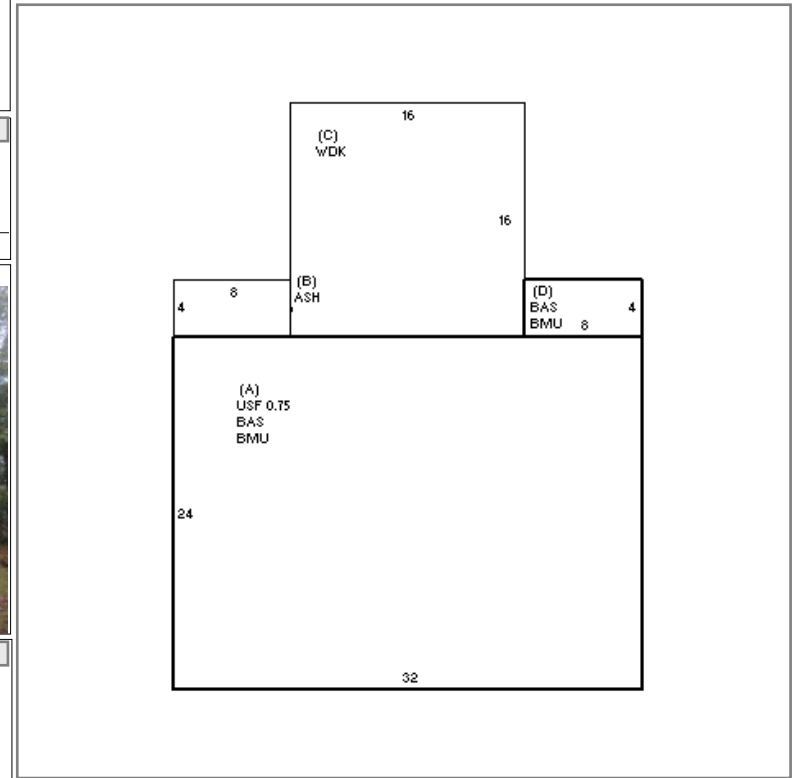
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE								
100	S	19,550	13	1.00	A	1.00	A	1.00	219,200	2.25	A	1.00	R02	1.00						221,780

TOTAL	19,550 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS			
Nbhd	NBHD 13	NOTE							LAND	221,800	209,200
St Ind	AVERAGE		LAND BUILDING	280,800	265,200						
Infl	AVERAGE		DETACHED	0	0						
			OTHER	0	0						
				TOTAL	502,600	474,400					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/29/2020	TCK
MODEL	1		RESIDENTIAL	LIST	10/29/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	12/15/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	425.478
NET AREA	1,376	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	800		63.55	50,840		
\$NLA(RCN)	\$309	OVERALL	1.020	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	800	1965	296.69	237,350		
				ROOF SHAPE	6	SALTBOX	1.00	A	USF	L	UPPER STORY FIN	576	1965	189.44	109,117		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	ASH	N	ATT SHED	32		29.74	952		
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	WOOD DECK	256		39.98	10,236		
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,354.00	10,354		
				HEATING/COOL	1	FORCED AIR	1.00										
				FUEL SOURCE	1	OIL	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.75	1.00														
ROOMS		4	1.00														
BEDROOMS		1	1.00														
BATHROOMS		1	1.00														
FIXTURES		5	\$6,630														
GARAGE SPACES		0	1.00														
% BSMT FIN		0	1.00														
# 1/2 BATHS		1	1.00														
# OF UNITS		1	1.00														
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	1965 / 58
																COND	34 34 %
																FUNC	0
																ECON	0
																DEPR	34 % GD 66
																RCNLD	\$280,800